



# **Durham Comprehensive Plan**

## **Chapter 5, Historic Preservation Element**

**Durham City-County Planning Department  
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# The Durham Comprehensive Plan

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# Chapter 5, Historic Preservation Element

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## Historic Preservation Element



### Summary of Issues Goal 5.1, Historic Preservation

Durham is a community rich in history. Its heritage of tobacco processing is displayed in the progression of historic industrial buildings in the American Tobacco campus in downtown and the Duke Homestead State Historic Site. Durham's antebellum history is presented in its older historic homes and the Stagville Preservation Center, another State Historic Site. The Indian Trading Path that traverses the County represents its colonial and pre-colonial history. Excellent examples of preserved downtown commercial buildings and homes in historic neighborhoods testify to Durham's appreciation of its vernacular architecture.

In the late 1970s through the early 1990's, the City and County undertook historic architectural inventories throughout their jurisdictions. As a result of the City inventory, *The Durham Architectural and Historic Inventory* was published, and the City initiated nomination to the National Register of Historic Places for thirteen districts and eighteen individual properties. Today there are sixteen National Register historic districts, representing thousands of historic structures in the City, and thirty-nine individual property listings throughout the City and County.

There are over 425 historically significant properties identified in the Durham County Architectural Inventory and many of these are potentially eligible National Register properties. The County also has two potential National Register Historic Districts, Bahama and Rougemont. Aside from historic architectural amenities the State Historic Preservation Office has documented hundreds of archaeological sites in Durham's jurisdiction, and many relate to the Indian Trading Path that traverses through Durham from the northeast and Granville County to Orange County in the west.

### Summary of Issues

- 1. Preservation of Rural Historic Resources.** Durham has a wealth of historic resources in its rural areas. Many historic properties are in particular jeopardy of being overtaken and significantly altered or destroyed by the impacts of new development. What steps should Durham take to protect the most vulnerable of its historic resources? How can Durham marshal the fiscal resources to initiate effective protection actions?

2. **Urban Density and Historic Neighborhoods.** The Triangle Transit Authority is planning its Regional Rail transit services through the heart of Durham. Four of its rail stations along the line are located adjacent to some of Durham's most valued historic neighborhoods. Regional transit stations, especially the station in Downtown Durham will be a major draw for new large-scale development. How can Durham attract valuable new higher density transit-oriented development without adversely affecting the historic integrity of nearby neighborhoods? How can the design of new development minimize its visual impact on surrounding historic and not so historic neighborhoods?
3. **Preservation of Archaeological Sites.** Each year across the State, hundreds of archaeological sites are lost due to rural development, construction projects and unscrupulous collectors. While State law protects cemetery sites, other types of archaeological sites are not as protected, especially those on private lands. Which archaeological sites in Durham are the most important to preserve? How can the existence and importance of archaeological resources be appropriately integrated into Durham's processes for reviewing new development?
4. **Protecting Historic Travel Corridors.** Remnants of the Indian Trading Path in north Durham and other roadways represent pieces of the historic heritage of Native Americans and early settlers in North Carolina. How can Durham best highlight the Path and other historic travel corridors, and their importance to the County's heritage? What measures can Durham take to protect these travel corridors from the impacts of development and unauthorized disturbance?

### **Goal 5.1, Historic Preservation**

Provide for the identification, protection and promotion of historic resources as an integral component of quality growth in Durham.

#### **Objective 5.1.1. Protection of Historic Resources**

Identify, record and protect the historically significant sites and areas of Durham County.

**Policy 5.1.1a. Historic Resource Inventories.** Continue to maintain and update inventories of Durham's historic resources.

**Policy 5.1.1b. Historic Resources and Compatible Development.** Promote new development that is compatible with significant historic resources by addressing impacts through the development review process.

**Policy 5.1.1c. Creative Partnerships for Historic Preservation.** The City-County Planning Department and the City Office of Economic and Employment Development shall develop and use

creative partnerships with community organizations to preserve historically significant properties.

**Policy 5.1.1d. Historic Value of Surplus City and County Property.** The City Property and Facilities Management Department and the County Engineering Department shall review their inventories of surplus publicly owned properties to identify those with historic values and shall determine appropriate preservation strategies.

### **Objective 5.1.2. Historic Districts**

Identify and designate Historic Districts, and allow physical alterations that are consistent with the District's historic significance.

**Policy 5.1.2a. Existing Historic Districts.** Maintain designation and continue to implement preservation plans for Durham's historic districts:

- i. Cleveland Street Historic District;
- ii. Holloway Street Historic District;
- iii. Downtown Historic District;
- iv. Trinity Heights Historic District;
- v. Fayetteville Street Historic District;
- vi. Morehead Hill Historic District; and
- vii. Watts-Hillandale Historic District.

See Map 5-1, Historic Districts.

**Policy 5.1.2b. Historic District Appearance Changes.** The Historic Preservation Commission shall review any proposed changes to the exterior appearance of properties in Historic Districts, and approve the change only if appropriate to the historic character of the District.

**Policy 5.1.2c. Potential Historic Districts.** The City-County Planning Department shall continue to identify areas of Durham that are:

- i. Of special significance in terms of their prehistorical, historical, architectural or cultural importance; and
- ii. Possess integrity of design, setting, materials, feeling and association.

**Policy 5.1.2d. Designation of Historic Districts.** Upon Governing Body direction or by initiative of property owners, designate historic neighborhoods as Historic Districts. As part of the designation, the City-County Planning Department shall prepare an historic preservation plan tailored to the area. Include in the Plan the historic significance of the area, addressing a preservation strategy tailored to the individual needs of the specific area, and principles and design review criteria for reviewing changes to the exterior appearance of structures in the District.

**Policy 5.1.2e. Historic Rural Villages.** Establish local and National Register Historic Districts in the villages of Bahama and Rougemont.

### Objective 5.1.3. Historic Landmarks

Identify and designate Historic Landmarks, and allow physical alterations that are consistent with their historic significance.

**Policy 5.1.3a. Existing Historic Landmarks.** Maintain Historic Landmark designation for the following Historic Landmarks:

- i. Creighton Hall (Blooming Garden Inn);
- ii. Kress Building;
- iii. Snow Building;
- iv. Clements Building;
- v. 1915 Commercial Building;
- vi. Jourdan House;
- vii. C. R. Harris House;
- viii. Mangum-Wilson Building;
- ix. Kronheimer Building;
- x. Whitted House;
- xi. 111 West Main Street Commercial Building;
- xii. Hill Building (CCB Building);
- xiii. Ephphatha Church Building;
- xiv. Leary-Coletta House;
- xv. Bassett-Brown House;
- xvi. Dillard House;
- xvii. Gamble House;
- xviii. Former Fidelity Bank Building;
- xix. Former Herald Sun complex;
- xx. Old Hill Building;
- xxi. Wilson- Reinhardt Building;
- xxii. Branson-Umstead House;
- xxiii. C. C. Thomas House;
- xxiv. Cobb-Toms House;
- xxv. Percy Reade House;
- xxvi. Teemark Building;
- xxvii. B. L. Duke Warehouse;
- xxviii. Mason-Jones House;
- xxix. Crowell House;
- xxx. Golden Belt Manufacturing Company Complex;
- xxxi. Former City Garage Yard and Fire Tower;
- xxxii. Powe House and Irwin Cottage;
- xxxiii. Hackney House;
- xxxiv. Wright House Whitehall Terrace;
- xxxv. Baldwin Building;
- xxxvi. Former Durham Library Building;
- xxxvii. West Village Complex;
- xxxviii. Former Public Service Building;
- xxxix. Massey's Chapel;
- xl. Amed Tilley Farm; and
- xli. Hardscrabble.

**Policy 5.1.3b. Historic Landmark Appearance Changes.** The Historic Preservation Commission shall review any proposed change to the appearance of Historic Landmarks, and approve the

change only if appropriate to the historic character of the Landmark.

**Policy 5.1.3c. Tax Deferral for Historic Landmarks.** The Governing Bodies shall continue to provide a tax incentive for designation of Historic Landmarks by considering deferral of taxes on 50 percent of the property's tax value, in accordance with State statutes.

**Policy 5.1.3d. Potential Historic Landmarks.** Identify potential historic landmarks as buildings, structures, sites, areas or objects that are:

- i. Eligible for or are on the National Register of Historic Places;
- ii. Of special significance in terms of prehistorical, historical archeological or cultural history; and
- iii. Possess integrity of design setting, materials, feeling and association.

**Policy 5.1.3e. Designation of Historic Landmarks.** Designate, with the owner's consent, identified buildings, structures, sites, areas or objects as historic landmarks. As part of the process, the City-County Planning Department shall identify specifically what elements of the property are included in the designation, such as a building's interior, its exterior, any specific or all outbuildings, other site elements or the entire site.

#### **Objective 5.1.4. Community Awareness**

Increase community awareness of, interest in and support for Durham's historic preservation efforts.

**Policy 5.1.4a. Historic Preservation Outreach and Education.** Increase the proactive role of the Durham Historic Preservation Commission and the City-County Planning Department to reach out and educate the general public, developers and government officials about the importance of preservation by developing ordinances and regulations to protect historic resources. The City-County Planning Department shall seek and promote new ways to inform and educate the community about the preservation efforts in Durham, such as creating and updating a historic preservation web page and other publicity opportunities.

**Policy 5.1.4b. Financial Tools for Historic Preservation.** The City Office of Economic and Employment Development shall create a database of financial tools available for historic preservation.

#### **Objective 5.1.5. Incentives and Funding**

Identify and utilize funding sources and financial incentives to promote historic preservation in Durham.

**Policy 5.1.5a. Certified Local Government Status.** The City-County Planning Department will continue to maintain the City and County status as Certified Local Governments.



**Policy 5.1.5b. Financial Assistance Sources.** The City-County Planning Department shall identify sources of financial assistance, including grants, and apply for financial assistance to assist in preserving and promoting Durham's historic resources.

**Policy 5.1.5c. Historic Preservation Commission and Funding.** The Historic Preservation Commission shall exercise its authority and expertise to raise funds for historic preservation activities.

#### **Objective 5.1.6. Protection of Archaeological Resources**

Identify, record and protect Durham's identified archaeological resources and cemeteries.

**Policy 5.1.6a. Archaeological Inventory.** The City-County Planning Department and the Historic Preservation Commission shall prepare and maintain an inventory of archeological resources that identifies sites of archeological significance. Utilize the assistance of the State, the Durham Inventory Review Committee and other sources.

**Policy 5.1.6b. Preserving Archaeological Resources.** The City-County Planning Department and the Historic Preservation Commission shall assess the significance of archaeological resources and shall develop criteria and regulations for the protection of the significant archaeological resources. When new development is proposed that affects significant archeological resources, the Unified Development Ordinance shall require that the resources be protected and preserved.

**Policy 5.1.6c. Cemetery Protection.** The City-County Planning Department shall develop and maintain an inventory of cemetery sites in Durham. The City-County Planning Department shall, through the development review process, identify the potential impact of new development proposals on cemetery sites. Working with the Historic Preservation Commission, the City-County Planning Department shall identify appropriate mitigation strategies.

**Policy 5.1.6d. Archeological Resource Education.** The Historic Preservation Commission and City-County Planning Department shall educate public officials, staff and the general public about the importance of archeological sites and cemeteries in Durham, as well as laws regarding them.

#### **Objective 5.1.7. Historic Travel Corridors**

Identify, assess and, if appropriate, protect historic travel corridors in Durham, including the Indian Trading Path and Fish Dam Road that traverse north Durham County.

**Policy 5.1.7a. Travel Corridors Resource Inventory and Assessment.** The City-County Planning Department shall conduct an inventory of segments of the Indian Trading Path, Fish Dam Road and other historic travel corridors in Durham to identify historic and archeological resources and assess their historic

significance and integrity. As part of this inventory, the City-County Planning Department shall propose actions to protect and, if appropriate, interpret the most important corridors and sites.

**Policy 5.1.7b. Preserving Historic Travel Corridors.** When new development is proposed that affects significant resources in historic travel corridors, the Unified Development Ordinance shall require that the resources be protected and preserved.



